

**98 Pleasant Road, Templestowe Lower, Vic 3107**



**House For Sale**

Friday, 17 November 2023

98 Pleasant Road, Templestowe Lower, Vic 3107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 687 m2**

**Type: House**



Peter Liu

0410380606

## **Auction \$1,100,000-\$1,200,000**

Welcome to 98 Pleasant Road, Templestowe Lower, an enticing blend of tranquility and convenience. Positioned within the catchment for Templestowe Valley Primary School and Viewbank College, the large 686sqm corner block boasts a coveted North-facing orientation and enjoys an abundance of natural light. Directly adjacent to Pleasant Reserve, Morang Reserve and Sheahans Road Reserve Playground, this parkside location provides a serene opportunity for afternoon walks and children's adventures. Boasting a charming brick-veneer finish, the home is framed by lush landscaping, creating privacy and a welcoming ambiance. The tree-lined block, complemented by rock gardens, shrubs and Australian natives enjoys street appeal. Step inside to discover a thoughtfully designed living space featuring timber hardwood flooring, ducted heating and a wall heater for comfort. High ceilings enhance the sense of space, while the large backyard, adjoining the elevated paved alfresco, offers a wonderful retreat. Additional features include under house storage, a study, plus a secondary balcony with a servery window connecting to the kitchen-ideal for hosting family and friends. The unique kitchen boasts 40mm countertops, a mosaic-tiled splash-back and a decorative overhead bulkhead with down lights. An elegant gooseneck mixer, electric oven and a 900mm gas cooktop complete this stylish space. Three well-sized bedrooms with built-in robe storage provide comfortable accommodation. The master bedroom adds a private ensuite for added convenience. Both bathrooms maintain their original finish, featuring wallpaper, mosaic-style tiling, and spindle tap ware, with the main bathroom showcasing a tiled hob bathtub framed by a wide archway. Connectivity is key, with a 282 and 280 bus stop directly out front and an easy walk to Bulleen Plaza Shopping Centre. With easy access to major routes, including a 25-minute drive to Melbourne CBD, this property is perfectly situated for a balanced lifestyle. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs.

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